



Portfolio Review and Recommendations Report for the Environmental Protection Agency

Version 15.01: September 30, 2015



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SECTION 1 Executive Summary

Executive Summary



- The Environmental Protection Agency (EPA) occupies approximately 11.2M rentable square feet (RSF), of which 5.9M RSF is administrative office space; EPA pays approximately \$227M in annual rent for the 5.9M RSF
- In January 2013, EPA engaged in GSA's Client Portfolio Planning (CPP) initiative to develop a strategic portfolio plan to reduce overall portfolio occupancy expense
- Together in FY13, EPA and GSA identified Boston and New York as two CPP opportunities that would improve the utilization of the EPA portfolio and be implemented in FY15, approximately achieving \$6.3M in annual rent savings.
- In FY14, EPA and GSA completed the consolidation of 136K RSF lease at 1310 L Street into the owned Clinton Building resulting in \$6.6M in annual rent savings.
- In FY15, EPA and GSA completed phase 1 (of 2) space reduction project in the Sam Nunn Federal Center. This project released underutilized space achieving a footprint reduction of 9.7K RSF and annual rent savings of \$244K.
- An additional high impact opportunity for EPA is the planned consolidation of Two Potomac Yards into One Potomac Yards and EPA West, resulting in a 141K RSF reduction and potential of \$6.2M annual rent savings.

Executive Summary (continued)



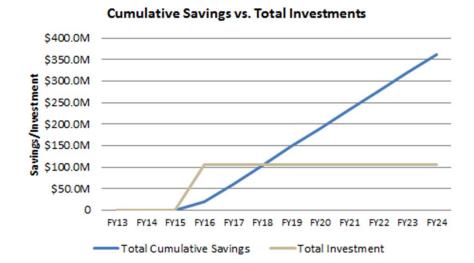
A summary of potential CPP opportunities for cost and RSF savings for EPA is shown in the table below:

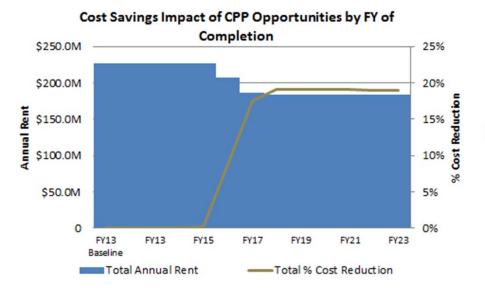
	Opportunity	Description	Estimated Annual Savings (w/o TI)	Agency Upfront Costs* (Break Even Period	Proposed RSF Reduction
1.	Boston, MA Right-size and Backfill: 5 Post Office Square	Renovate and consolidate floors 1, 4, & 5 in order to release floors 16, 19, and 20 in the McCormack Building	\$1.3M Rent Savings	\$440k (.3 years)	39,879
2.	New York, NY Right-size and Backfill: 290 Broadway	Consolidate onto contiguous floors	\$4.8M Rent Savings	\$1.4M (0.3 years)	75,005
3.	Atlanta, GA Right-size Atlanta Occupancy	Release underutilized space and reduce annual rent roll	\$0.3M Rent Savings	\$22k (0.1 years)	9,578
4.	Washington, DC EPA NCR Consolidation	Right-size EPA's occupancy across 1310 L Street, HQ and Potomac Yards occupants to minimize future rent payments.	\$36.8M Rent Savings	\$47.9M (1.9 years)	603,149
		TOTAL	\$43.2M /yr	\$50.2M (0.7 years)	727,611

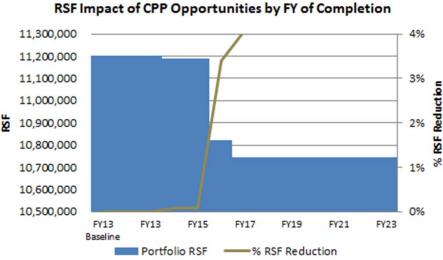
If pursued, EPA benefits could be immediate



- The projected timeline and CPP opportunity results for EPA are as follows:
 - Required Agency Upfront Costs of \$50.2M with a agency break-even of 0.7 years
 - Over \$43.2M in cumulative lease savings by FY18
 - RSF reduction of 727k RSF or 6% of total portfolio







^{*}The Break Even period is defined as the number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs



SECTION 2 Portfolio Opportunities

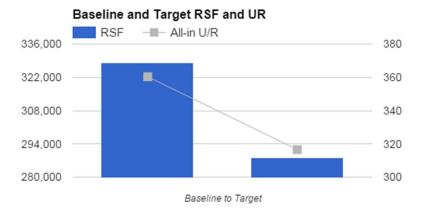
OPPORTUNITY 1 | BACKGROUND

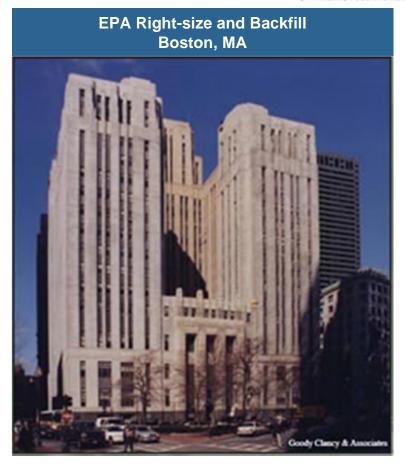
Boston, MA | Right-size and Backfill: 5 Post Office Square

CLIENT PORTFOLIO PLANNING

OPTIMIZING FEDERAL REAL ESTATE

- EPA pays \$12.4M in annual rent for 328k RSF at 5 Post Office Square, a GSA-owned location in downtown Boston
 - The space has 223k USF, equating to an R/U factor of 1.47;
 standard leased office space has an R/U factor of 1.15
 - 620 personnel occupy this space, resulting in a utilization rate of 360 USF/person, compared to as-built capacity at 242 USF/seat
- EPA's consolidation plan is to consolidate personnel into 3 lower floors and then release 3 upper floors of the McCormack Building





Building	Owned/ Leased	RSF	\$/RSF	Annual Rent	OA Expiration
5 Post Office Square	Owned	328k	\$37.76	\$12.4	4Q FY18 & 4Q FY19

Boston, MA | Right-size and Backfill: 5 Post Office Square

CLIENT PORTFOLIO PLANNING OPTIMIZING FEDERAL REAL ESTATE

Opportunity Description

- EPA has identified inefficiencies in the 328k RSF within the McCormack Federal Building
- EPA plans to consolidate in the McCormack Federal Building floors 1,4, and 5 in order to release floors 16,19, and 20 at a UR of 317 for immediate savings
- Future collaboration will focus on costs and benefits for reconfiguring space to achieve an improved utilization target

Potential Benefits

- RSF Reduction: 39,879 (12%)
- Annual Rent Savings: \$1.3M (12%)
- Total Investment Costs: \$2.5M
 - Total Agency Upfront costs: \$440kTotal GSA/Lessor Upfront costs: \$0M
 - Agency Break Even: .3 years

Agency Breakeven \$ 16... \$ 12... \$ 8.... \$ 4.... \$ 0.... \$ 12... \$ 12... \$ 12... \$ 12... \$ 12... \$ 12... \$ 12... \$ 12... \$ 12... \$ 13... \$ 1

Agency Priority: #1 out of 4

Ability to Fund (FYXX): GSA-Med; Agency-??

Recommended Next Steps

Action	Lead	Date
RWA provided to Region on	EPA /	4Q
4/2/2015 and currently in Bid	GSA	FY15
Phase		

Opportunity Review Status

1. GSA Central Office	Pending
2. GSA Regional Office	Pending
3. Client Agency	Pending

OPPORTUNITY ANALYSIS (1) The difference between the identified reduction and EPA's RTF is approximately 8,000 RSF which is in discussion with the union.

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	НС	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY15	\$12.4M	\$11.0M	328,169	223,426	620	360	3,610
Target	Consolidation	2Q FY16	\$10.9M	\$9.7M	288,290	196,275	620	317	3,171
Annual TI Payr	ment in Rent =	\$0.1M	Target Cost / (Benefit):	\$(1.3M)	(39,879) (1)	(27,151)		(43)	(439)
# of years TI is be	eing amortized =	5 years	Target % Improvement:	(12%)	(12%)	(12%)		(12%)	(12%)
Savings Achieved	to Date (See Outcome	es Report in Appendix)							

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	ΙΤ	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$0	\$0	\$0	\$0	\$0	\$440k	\$440k	\$440k	.3 years
Funding Source(s)						Agency			

IMPLEMENTATION OPPORTUNITY 1 | PROJECT SUMMARY



Boston, MA | Right-size and Backfill: 5 Post Office Square

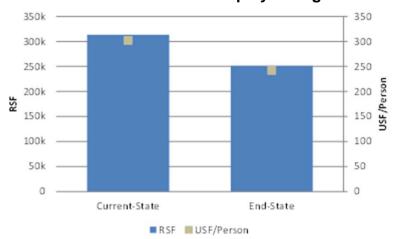
Project Name	Project Type	Region	Description	Start	Complete	Proj Mgr Name	Status as of 9/30/15
Downsize in Place	Right-size	1	Right-size in place	1Q FY15	2Q FY16	Jim Clark	Project in execution phase-Bids due 9/10/15. Once the project is awarded and Notice to Proceed is issued, the contractor will have 115 days to complete the project. Expecting the NTP to be issued around mid / late September and complete construction late January / Early February.
Backfill with new Agency	Backfill	1	Backfill Agency to be determined				

OPPORTUNITY 2 | BACKGROUND

New York, NY | Right-size and Backfill: 290 Broadway

- EPA pays \$19.9M for 313k RSF at 290 Broadway, a GSA-owned location in Downtown Manhattan
 - 805 personnel are assigned to this space, resulting in a utilization rate of 302 USF/person
- 290 Broadway is located in a high-cost market with strong demand from other federal tenants
 - With additional space availability at 290 Broadway, other agencies could benefit by backfilling underutilized EPA space and eliminating higher-rate market leases
 - According to GSA Region 2, several agencies have been identified to backfill 290 Broadway if EPA were to give up space
- EPA will optimize their utilization by consolidating excess space, reconfiguration within the remaining footprint and implementing a mobility plan.

Overall RSF and USF/employee targets







	Owned/				OA
Building	Leased	RSF	\$/RSF	Annual Rent	Expiration
290 Broadw ay	Ow ned	313k	\$63.58	\$19.9M	3QFY19; 1QFY21

OPPORTUNITY 2 | DETAIL

New York, NY | Right-size and Backfill: 290 Broadway

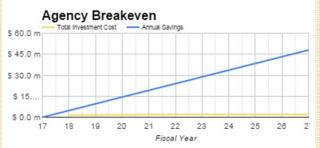
CLIENT PORTFOLIO PLANNING

Opportunity Description

- EPA has identified inefficiencies in the 313k RSF at 290 Broadway. As a result they will release 15th, 20th, and 22nd floors totalling 75k RSF.
- EPA will consolidate its operations on remaining floors with no greater than 240 USF/person.
- Future collaboration will focus on costs and benefits for reconfiguring and optimizing space
- The released floors are being considered as swing space for USAO as part of the Mollo Federal Building Modernization Project

Potential Benefits

- RSF Reduction: 75,005 (24%)
- Annual Rent Savings: \$4.8M (24%)
- Total Investment: \$1.9M
 - Total Agency Upfront costs: \$1.4M
 - Total GSA/Lessor Upfront costs: \$0M
 - Agency Break Even: 0.3 years



Agency Priority: #2 out of 4

Ability to Fund (FYXX): GSA-Med; Agency-High

Recommended Next Steps

Action	Lead	Date
Estimated GC Award	GSA	2Q FY16
Substantial Completion	GSA	3Q FY17

Opportunity R	eview Status
1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Initiated

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	нс	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY15	\$19.9M	\$19.9M	313,491	243,057	805	302	3,448
Target	Consolidation	3QFY17	\$15.1M	\$15.1M	238,486	184,903	805	230	2,623
· ·		\$107k	Target Cost / (Benefit):	\$(4.8M)	(75,005)	(58,154)	-	(72)	(825)
		5 years	Target % Improvement:	(24%)	(24%)	(24%)		(24%)	(24%)
Savings Achieved to Date (See Outcomes Report in Appendix)									

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	ΙΤ	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$0.5M		\$0.4M	\$0.2M	\$0.2M	\$0.6M	\$1.4M	\$1.9M	0.3 years
Funding Source(s)	Agency		Agency	Agency	Agency	Agency			

IMPLEMENTATION OPPORTUNITY 2 | PROJECT SUMMARY

New York, NY | Right-size and Backfill: 290 Broadway



Project Name	Project Type	Region	Description	Start	Complete	Proj Mgr Name	Status as of 9/30/15
Downsize in Place	Right-size	2	Right-size in place	May 2014	3Q FY17	Stephen Dremel	Pursuing a design bid build due to the scope of work and phases
Backfill with new Agency	Backfill	2	Backfill Agency to be determined	n/a	n/a	TBD	On Hold

OPPORTUNITY 3 | BACKGROUND

EPA Atlanta | Right-size in Place

- As as result of the Freeze the Footprint plan, EPA renewed its commitment to optimize space in the Sam Nunn Federal Building in downtown in Atlanta at a rental cost of \$7.5M per year
- The Sam Nunn Federal Building is a lease to own property that GSA currently is leasing and ownership will eventually transfer to GSA
- EPA currently occupies 344,273 RSF at Sam Nunn Center, 100 ALABAMA ST SW with a OA expiration of 9/2023
- Combined Utilization Rate for these occupancies is 261 USF per person; this exceeds the "typical" build out density of 245 USF per person







	Owned/				OA
Building	Leased	RSF	\$/RSF	Annual Rent	Expiration
100 Alabama St SW (Sam Nunn Center)	Leased	344k	\$21.64	\$7.5M	3QFY23

OPPORTUNITY 3 | DETAIL

EPA Atlanta | Right-size in Place

Opportunity Description

- EPA recently renewed its commitment in leased space in Atlanta;
- 344,273 RSF at Sam Nunn Center, 100 ALABAMA ST SW
- Lease expiration 9/2023
- Combined Utilization Rate for these occupancies is 261 USF per person; this exceeds the "typical" build out density of 245 USF per person
- EPA and GSA are working to allow EPA to return a portion of the premises during 2QFY14 via inexpensive box moves and minimal rearrangement of furnishings
- EPA and GSA are also working to evaluate additional UR improvements in FY16 and identify backfill candidates

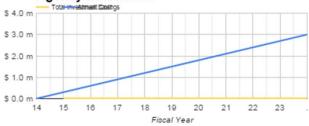
Potential Benefits

- RSF Reduction: 9,578 (3%)
- Annual Rent Savings(w/o TI): \$0.3M (4%)
- Total Investment costs: \$22k

Total Agency Upfront costs: \$22kTotal GSA/Lessor Upfront costs: \$0

Agency Break Even: 0.1 years

Agency Breakeven





Agency Priority: #3 out of 4

Ability to Fund (FYXX): GSA-Med; Agency-??

Recommended Next Steps

Action	Lead	Date
EPA to commit space reduction plan	EPA	Complete
GSA to confirm a backfill tenant commitment	GSA	Complete
EPA to secure funding for box move costs	EPA	Complete
GSA to move EPA employees and backfill space	GSA	Complete

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Approved

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/Tl)	Annual Rent (w/o TI)	RSF	USF	НС	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY14	\$7.5M	\$7.5M	344,273	259,035	994	261	3,787
Target		4Q FY14	\$7.2M	\$7.2M	334,695	254,828	994	256	3,682
Annual TI Pa	ayment in Rent =	\$0	Target Cost / (Benefit):	(\$0.3M)	(9,578)	(4,207)	-	(4)	(105)
# of years TI is I	being amortized =	5 years	Target % Improvement:	(4%)	(3%)	(2%)	-	(2%)	(3%)
Savings Achieved Appendix)	to Date (See Outc	omes Report in		\$244,502 (122%)	9,655 (101%)	7,264 (172%)	0	6 (62%)	106 (97%)

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	ΙΤ	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total					\$22k		\$22k	\$22k	0.1 years
Funding Source(s)									

IMPLEMENTATION OPPORTUNITY 3 | PROJECT SUMMARY

EPA Atlanta | Right-size in Place



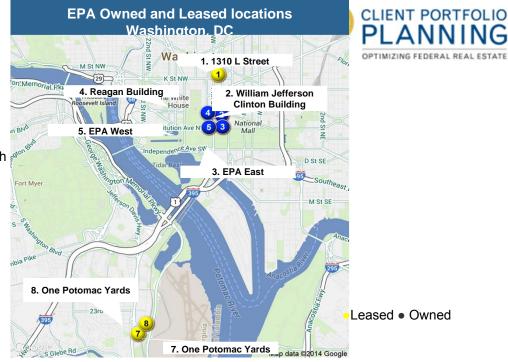
Project Name	Project Type	Region	Description	Start Complete		Proj Mgr Name	Status as of 9/30/15
Phase 1: Right- size at Sam Nunn Federal Center and release space	Right-size	4	Right-size at Sam Nunn Federal Center and release space	1Q FY14	4Q FY14	John Kolar	Completed
Phase 2: Further optimization of workspace in Sam Nunn Federal Center	Right-size	4	EPA and GSA are also working to evaluate additional UR improvements in FY15 and identify backfill candidates	FY16	TBD	John Kolar	On Hold - EPA deciding whether to move forward with further UR improvements

OPPORTUNITY 4 | BACKGROUND

Washington, DC | EPA NCR Consolidation

- EPA occupies 2.5M RSF of office space in the Washington, DC market with an annual rent of \$101.7M
 - 20% of the DC office portfolio is leased
- EPA has reported 6,480 building occupants in NCR, which indicates an average utilization rate of 275 USF/person. The high UR is partially attributed to the historical nature of several of the building.
 - EPA is presently conducting a review of operations to establish long-term headcount to be housed in the Washington, DC portfolio
 - There is presently a workplace pilot to evaluate improved workplace standards for future planning
- EPA consolidated 136k RSF from 1310 L St into owned facilities upon expiration in FY14 and saved approx. \$6.6M per year
- EPA has an additional opportunity to save significant annual rent costs in Washington, DC through consolidation of Potomac Yards





Building	Leased / Owned	RSF	\$/RSF	Annual Rent	ОА Ехр.
1. 1310 L Street	Leased	136k	\$48.21	\$6.6M	4Q FY14
2. William Jefferson Clinton Building (HQ)	Owned	686k	\$36.88	\$25.3M	3Q FY14
3. EPA East (HQ)	Owned	435k	\$37.90	\$16.5M	3Q FY16
4. Reagan Building (HQ)	Owned	352k	\$50.46	\$17.8M	4Q FY15
5. EPA West (HQ)	Owned	360k	\$38.09	\$13.7M	3Q FY16
6. EPA Connecting Wing (HQ)	Owned	91k	\$39.16	\$3.6M	3Q FY16
7. Potomac Yards Two (2733 Crystal Dr)	Leased	141k	\$39.72	\$5.6M	3Q FY16
8. Potomac Yards One (2777 Crystal Dr)	Leased	312k	\$35.57	\$11.1M	2Q FY16
Total		2.5M	\$40.00	\$101.7M	_

Washington, DC | EPA NCR Consolidation



Opportunity Description

- Prior to 1310 L Street consolidation, approximately 1,000 vacant seats have been identified at EPA HQ complex in Washington, DC.
- Exited / terminated lease at 1310 L Street in 8/2014 and relocate 500 people to existing vacant space in HQ at minimal cost of \$3M
- Extend current lease at One Potomac Yards for 7 years to allow more time to develop a long term strategy for HQ move
- Exit / terminate Two Potomac Yards lease at lease expiration by April 2016. Termination will relocate majority to One Potomac Yards, remaining personnel will be backfilled into EPA West Building.
- Right-size / consolidate One Potomac Yards; EPA and GSA to discuss workplace optimization based on cost/value and union requirements
- Continue to develop Alternative Workspace standards for HQ to maximize opportunity for long term consolidation at HQ

Potential Benefits

- RSF Reduction: (603,149) (24%)
- Annual Rent Savings(w/o TI): (\$ 36.8M) (36 %)
- Total Investment costs: \$104.5M
 - Total Agency Upfront costs: \$47.9M
 - Total GSA/Lessor Upfront costs: \$56.6M
 - Agency Break Even: 1.9 years

Agency Breakeven \$ 400... \$ 300... \$ 200... \$ 100... \$ 0.0 m

Agency Priority: #4 out of 4

Ability to Fund: GSA-Med; Agency-??

Recommended Next Steps

Action	Lead	Date
Finalize headcounts & vacancy assessment at HQ buildings	EPA	Ongoing
Obtain authority to extend the One Potomac Yard lease	OMB	4Q FY15
Build out EPA West Building basement	GSA	2Q FY16
Coordinate designs and Prospectus changes for Potomac Yards and personnel relocation	GSA	1Q FY17
Develop long term strategy for EPA HQ	EPA GSA	Ongoing

Opportunity Review Status

1. GSA Central Office	Approved
2. GSA Regional Office	Approved
3. Client Agency	Approved

OPPORTUNITY ANALYSIS

	Action	Start (End) Date	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	нс	All-in U/R (USF/person)	GHG Emissions (Tons)
Baseline		1Q FY14	\$101.7M	\$101.7M	2,526,409	1,784,111	6,480	275	27,790
Target		4Q FY21	\$76.9M	\$ 64.9M	1,923,260	1,263,081	6,480	195	21,156
Annual TI Pa	ayment in Rent =	\$12M	Target Cost / (Benefit):	(\$36.8M)	(603,149)	(521,030)	-	(80)	(6,635)
# of years TI is I	oeing amortized =	5 years	Target % Improvement:	(36%)	(24%)	(29%)		(29%)	(24%)
Savings Achieved to Date (See Outcomes Report in Appendix)				\$6,551,119 (17%)	135,901 (23%)	97,072 (18%)	-	-	1494 (23%)

Fiscal Year

OPPORTUNITY INVESTMENT DATA

	Build Out (TI)	Build Out (Core/Shell)	Furniture	IT	Move	Other	Agency Upfront Costs	Total Investment Costs (TIC)	Agency Break Even
Total	\$56.6M		\$ 28.4 M	\$5.1M	\$ 5 M	\$9.4M	\$ 47.9 M	\$ 104.5M	1 .9 years
Funding Source(s)									

IMPLEMENTATION OPPORTUNITY 4 | PROJECT SUMMARY

Washington, DC | EPA NCR Consolidation



Project Name	Project Type	Region	Description	Start	Complete	Proj Mgr Name	Status as of 9/30/15
1310 L Street Consolidation to HQ	Consolidation	11	Relocate all occupants at 1310 L St into HQ, consolidating footprint	FY14	8/2014	Aaron Hassinger	Completed
Potomac Yards Consolidation	Right-size and Lease Termination	11	Right-size One Potomac Yards. Move most personnel from Two Potomac Yards into One Potomac Yards and terminate Two Potomac Yards lease. Remaining personnel in Two Potomac Yards will be moved into EPA West.	FY15	1Q FY16	Aaron Hassinger	Developing Program of Requirements and Preparing Prospectus Development for Lease Extension Plans are in-progress to fit out the basement of the EPA West Building before Two Potomac Yards lease is terminated
Energy Improvements in EPA East/West and WJC Building	Energy	11	Handled through Energy Savings Performance Contract.	2Q FY15	4Q FY16	Christian Prescott	Investment Grade Assessment Phase
Right-size HQ Complex (5 buildings)	Right-size	11	Long-term evaluation of space requirements in EPA HQ complex	FY15	4Q FY21	Aaron Hassinger	Developing Program of Requirements
Terminate One Potomac Yards	Lease Termination	11	Terminate One Potomac Yards at lease expiration	-	FY21/23	Aaron Hassinger	Lease extended for 7 years from current expiration of FY16





Next Steps



Task	Who	Timeframe
 Set up meeting of EPA leadership with Norm Dong and Allison Azevedo to discuss: 		
Bigger picture strategy and real estate priorities	EPA and GSA	4Q FY15
Reduce the Footprint plan		
EPA expectations of GSA in terms of partnership		
Finalize Draft FY15 PR3 review and approval	EPA and GSA	4Q FY15
EPA and GSA agree to partner on CPP in FY16	EPA and GSA	4Q FY15
Develop a contract to assist in developing workspace strategies and standards	GSA	1Q FY16
Develop a contract to assist in change management planning	GSA	1Q FY16
Develop / confirm EPA space standards with WIFM discussions	EPA and GSA	1Q FY16
Obtain updated headcount for major markets; overlay expected impacts of EPA workforce reduction plans	EPA and GSA	1Q FY16
Final list of potential new opportunities for FY16 PR3	GSA	1Q FY16





EPA Goals and Potential Areas of Focus



Taking Action on Climate Change and Improving Air Quality Product Change
Enforce Environmental Laws

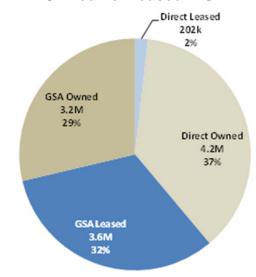
Out of EPA's 11.2M RSF portfolio, the CPP analysis focuses on 5.9M RSF located in office space



Observations:

- EPA occupies a total of 11.2M RSF
- The analysis focused on 53% of the total portfolio located in office space (5.9M RSF)
 - GSA manages nearly all EPA-occupied office space (96% of total office space)
 - EPA manages nearly all Laboratory space under a national Master Plan for Lab space (and specialized space)
 - Specialized lab space, warehouse, and all other property types have not been included in the opportunity identification process
- EPA is implementing laboratory consolidations in Durham, NC and Golden, CO to reduce leased space by 106k RSF/\$3.3M rent per year by 2017

Owned vs. Leased RSF



Office Rent by Ownership



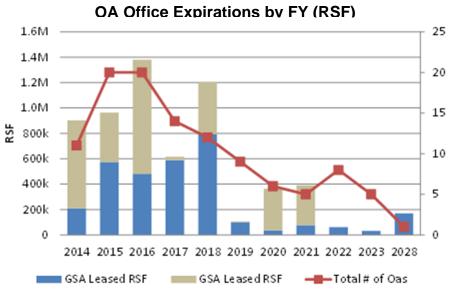
^{*} Direct Owned depicts operating expenses rather than annual rent

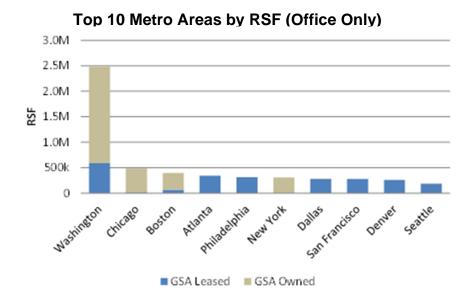
Markets with optimization opportunities have been identified through collaboration with EPA



Observations:

- High impact opportunities are typically found in office locations in the largest markets
 - In the EPA portfolio, GSA manages all of the office space in the top markets listed
- EPA is already primarily occupying owned space in the top markets
 - Opportunities in owned space typically involve downsizing in place or consolidating external leased locations into the existing owned space
- Most markets already have actions underway in partnership with GSA or recently completed that limit our ability to identify new opportunities to right-size





City	Total Headcount	Reduction if 190 UR Achieved	Occupancy Planning Status		
Boston	740	83,661	Pending implementation		
New York	805	90,107	Pending implementation		
Kansas City	564	52,841	Long term lease signed FY10		
Denver	713	66,078	FY16 Lease project in progress		
Philadelphia	1,008	76,176	Leased premises extended to 2018; developing requirements		
Chicago	1,232	91,048	Less than 10% over-capacity at 242 USF per person		
Atlanta	992	72,457	In progress; completion 4Q FY15		
Dallas	981	52,740	Prospectus lease acquisition in progress		
San Francisco	906	31,874	Restructuring underway		
Seattle	773	0	Consolidation prospectus		
Washington	Washington ~5,000 0		Developing strategic plan		
Total	13,714	616,982			

Source: GSA Portfolio data as of 2Q FY14

Planned & In Progress Projects



		Change in	Projected Rent	
Project	Description	RSF*	Reduction	NOTES
Dallas, TX replacement lease	Dallas lease negotiation for replacement premises at 190 USF/person	(30,432)	(\$852,096)	R7-RLP issued on 7/2/2015. Amendments 1 and 2 issued. Resolving last of the questions from offers, resolving source selection concerns from EPA.
Denver, CO replacement lease	Denver lease re-negotiation for replacement premises at 190 USF/person at lower Market rent	(70,128)	(\$2,170,461)	R8-Preliminary sizing underway (50k RSF reduction potential)
Philadelphia, PA replacement lease	Philadelphia lease negotiation for replacement premises at 190 USF/person	(56,000)	(\$1,243,200)	R3-Waiting for POR
Palm Beach, FL Office SF Reduction	Releasing 2,500 RSF in W. Palm Beach lease	(2,500)	(\$69,135)	R4 managing
Jacksonville, FL Prudential Bldg SF Reduction	Releasing 773 RSF in Jacksonville, FL lease	(773)	(\$13,218)	R4 managing
Durham, NC RTP SF Reduction	Releasing 66,700 RSF lab in Durham, NC lease	(66,700)	(\$1,731,082)	R4-Consolidating into owned campus
Durham, NC RTP Main A Wing SF Addition	Occupying 42,662 SF in owned building in Durham, NC	42,662* (in owned space)	EPA Owned	R4-Occupying EPA owned space does not increase net SF or net costs
Chicago Gateway IV Bldg SF Reduction	Releasing 1,528 RSF from Chicago, IL lease	(3,316)	(\$12,490)	R5 finalizing
Golden, CO Lab Reduction	Leased laboratory consolidation into existing Denver Federal Center EPA Lab space	(39,215)	(\$1,621,955)	R8-Long term lab master plan; In design now, and expect completion in 2Q FY18
San Fran SF Reduction	Releasing 45,563 RSF from San Francisco, CA lease	(45,563)	(\$1,868,000)	R9 finalizing
	SUM	(314,627)	(\$9,581,637)	Does not include 42,662 in Durham NC

Note: Potential impact calculations are preliminary and still in development



Summary of Opportunities Identified, Not Advanced

GSA Region	Opportunity	Contributing Strategy	Outcome	Potential Benefit
2	Reassign departments from 290 Broadway to Edison NJ owned site	Consolidation and Workplace	Costs renovating this space from warehouse space into office space is cost prohibitive	Rent reduction
11	Review Washington, DC office capacities and occupancy requirements to determine EPA ability to right-size via box moves and/or identify lease spaces that can be exited at lease expiration	Consolidation	Deferred to FY15 because Headcounts survey results are not available	Rent reduction; increased utilization of Federal buildings
ALL	Apply HQ Alternative Workplace Pilot Test/revised standards to other EPA locations as leases expire	Consolidation and Workplace	Pilot test results and employee satisfaction surveys not until late FY15; will be evaluated in FY14 CPP	Reduced agency USF/person target below existing target of 190 USF/person; accompanying rent/real estate expense reductions
ALL	Review utilization of warehouse space in top markets and right-size or consolidate spaces to maximize use	Consolidation	Markets with consolidation opportunities are constrained by mission location critical installation and consolidation is not possible	Rent reduction; operational efficiency improvement
ALL	Compare rent rates to market and identify opportunity to restructure lease agreements at lower rents	Rent Gap	Locations with significant differences between market and existing rates are caused by amortization of specialized investments	Rent reduction

Supporting Resources and References



Publication Name	Publication Source	Publication Date	Applied Use
U.S. Environmental Protection Agency Strategic Sustainability Performance Plan	U.S. Environmental Protection Agency	3Q FY12	Opportunity development (all) and Agency alignment matrix
U.S. Environmental Protection Agency Data Center Consolidation Plan	U.S. Environmental Protection Agency	4Q FY11	Opportunity development (all) and alignment matrix; confirm scopes and timings
U.S Environmental Protection Agency Nationwide Facilities Guide	U.S. Environmental Protection Agency Architecture, Engineering & Asset Management Branch	FY09	Location index; background information on facility type, mission alignment, and costs
U.S Environmental Protection Agency Nationwide Executive Real Estate Summary	U.S. Environmental Protection Agency Architecture, Engineering & Asset Management Branch	4Q FY12	Update and validate locations included in Nationwide Facilities Guide; provide initial data for EPA-owned property; identify initial values for housed headcounts; cross-check for accuracy of Master Data Template information
OIG EPA report	EPA and OIG	4Q FY12	Identify areas of concern and potential linkage with GSA expertise
Guidance for Calculating Scope 3 Emissions	World Business Council for Sustainable Development and World Resources Institute	4Q FY11	All Opportunities
Workplace+ Calculating Space Utilization	GSA Workplace+ PMO Bulletin 01-13	3Q FY13	All Opportunities
GSA Master Data Template	GSA Portfolio	2Q FY14	All Opportunities
As-Built density for office layouts	EPA HQ Facilities Staff	2010	All Opportunities Enable calculation of supply-demand vacancy on an as-is basis and establish minimum excess capacity levels

Requested Items to Enhance this Report



Requested Item	Bureau	Opportunity (Location if applicable)		Request Date
Headcount in major metropolitan areas by-building		All	USF and utilization computations	FY13, FY14 & FY15
Space Standards		All	Establish utilization factor for measuring improvements	FY13, FY14 & FY15
EPA Space Reduction Plan		All new/future opportunities	Identify actionable opportunities	FY14

CPP Team Roster



EPA Team

Name	CPP Role	Title
Vaughn Noga	EPA-Executive Sponsor	Director, Office of Administration
Maryann Petrole	EPA-SME	Deputy Director, Office of Administration
Steven Blankenship	EPA-SME	Acting Chief of Staff, Office of Admin. Division
Yvette Jackson	EPA-SME	Director, Facilities Management and Services Division
William Ridge	EPA-SME	Branch Chief, Architecture, Engineering, & Asset Management

GSA Team

Name	CPP Role	Title
Allison Azevedo	Executive PBS Sponsor	Regional Commissioner, Public Building Service, Heartland Region (6)
Dorothy Grosick	CPP Team Lead	Regional Account Manager (PBS)
Art DelRosso	CPP Team SME	National Account Manager (PBS)
Jennifer Kendall	Account Management Representative	National Account Director
Loaela Hammons	CPP Program Lead	Program Manager
Sven Carlson	Portfolio Representative	Lead Financial Management Analyst
Kevin Kelly	Workspace Delivery Representative	Workplace Program Expert
Alexandra Kosmides	Real Estate Acquisition Representative	Management and Program Analyst
John Dreswick	Disposal Representative	Realty Specialist
Mark Bartok	Aligned CBRE Consultant	Director, Public Sector Consulting
Malcolm Squire	Aligned CBRE Analyst	Analyst, Public Sector Consulting

Contact Information



All inquiries regarding the program or the content of this portfolio plan should be directed first to the CPP Program Manager.

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CPP Program

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Outcomes Achieved



FY15 Outcomes Achieved: EPA Atlanta Right-size





QUICK FACTS

Portfolio Snapshot

11.2 MSF \$227 M rent roll 66% Owned space 34% Leased space

Space Use

57% office space 43% other space National UR Goal: TBD

SAVINGS ACHIEVED

Background

- Environmental Protection Agency (EPA) resides on multiple floors in Sam Nunn Atlanta Federal Center
- This building is a prospectus lease which is operated by GSA and that we will ultimately own
- EPA occupies approximately 350k rentable square feet (rsf) and is largest tenant in the building
- In FY13, EPA desired to reduce space in this facility as part of a nationwide mandate to "Right size" EPA space
- Space on the 16th floor of the building was identified for immediate release at little cost or service disruption

Action: Right-size In Place (Phase 1 of 2)

- In FY13, GSA and EPA partnered with the intent to identify space that could be released immediately.
- However, a new Occupancy Agreement (OA) had just been signed by EPA prohibiting returning space within 16 months of the effective date of the lease (May 9, 2013). It was determined that in the best interest of the customer and taxpayer that this requirement should be waived
- In September 2014, a Pricing Policy deviation waiving the 16-month requirement was granted

Results

- The early release provided the EPA with approximately \$81,500 in costs avoided by waiving the 16 month occupancy requirement
- Project was completed on time with costs of \$3.6k, well under the \$22k projected budget. The expenses incurred were the acquisition of crates and the movement of workstations.
- As a result of the space release, EPA realized a space reduction of 9,655 rsf which equals an annual rent savings of \$244,502, not including the additional savings of \$81,500 for the early release of space granted as a result of the Pricing Deviation
- The EPA space utilization office-only rate of was reduced from 207 to 201
- GSA was able to assist a federal tenant with releasing space and realize a costs savings for the American Taxpayer. GSA and EPA are working on the possible return of an additional 28,000 rsf of space in FY2016.
- · GSA is currently working on finding a backfill tenant for the space released

	Action	Start (End) Dates	Annual Rent (w/TI)	Annual Rent (w/o TI)	RSF	USF	нс	Office U/R	GHG Emissions (Tons)
Baseline		FY14	\$7.5M	\$7.5M	344,273	259,035	994	261	3,790
Target	Right-size	FY15	\$7.2M	\$7.2M	334,695	254,828	994	253	3,680
			\$0.1M	(\$0.2M)	(9,578)	(4,207)	0	(8)	(110)
			% Improvement:	(3%)	(3%)	(2%)	0%	(3%)	(%)
Savings Achieved to Date (% of Target Savings)			\$244,502 (122%)	9,655 (101%)	7,264 (172%)	0	6 (62%)	106 (97%) 33	





Definitions

Acronyms Used in this Report



Acronym	Definition
FY	Fiscal Year
	The federal government's fiscal year runs from October 1 of the previous calendar year to September 30 of the year with which it is numbered.
GHG	Greenhouse Gas
GSA	General Services Administration
HQ	Headquarters
k	Thousand
М	Million
NCR	National Capital Region
OA	Occupancy Agreement
	An Occupancy Agreement is similar to a lease between GSA and each tenant agency in a building that establishes the rent and space assignment for each agency. Source: www.gsa.gov
OpEx	Operating Expense
	In a real estate context, operating expenses include non-rent costs associated with the operation and maintenance of a property. Source: www.gsa.gov
Payback	The payback period (in years) is calculated by dividing the total investment cost by run-rate annual savings
RSF	Rentable Square Feet
	The rentable area typically includes the usable area within the tenant's premises plus an allocation of common areas of the building. Source: GSA Workplace
RWA	Reimbursable Work Authorization
UR	Utilization rate (USF/person)
	To calculate space efficiency of a location, divide total usable square feet by the personnel that occupy the space. Source: GSA Workplace
USF	Usable Square Feet
	The usable area is the amount of space that the agency uses, including total office, special, and storage spaces. Source: GSA Workplace

Business Case Definitions SELECTED GLOBAL fields



Opportunity Analysis Component	Definition and limiting conditions	Reference / Source
Baseline	 The data and details necessary to establish the Present State of the real estate portfolio that contains all the property to be impacted by a series of tactics and associated with an Occupancy Plan Data are extracted in a consistent method from the GSA Master Data Template as inputs to the Business case tools (Business Case model, specialized tools, etc.) Minimum data required include: Property description and unique identifier Useable area Housed headcount Control (Owned / Leased; GSA- or Agency-) Control timeframe (Expiration date) Total Annual rent* For Business Case comparison purposes, ALL CONDITIONS are assumed as CONSTANT for the entire duration of the business case analysis term Business Case tool used to quantify annual costs, areas, and measures for comparison 	 GSA Master Data Template / GSA Portfolio Agency analyses and data / Individual Agency contacts and FRPP Business Case Model rel. 1 / Client Portfolio Planning & CBRE Business Case Principles Presentations / GSA Portfolio Jan – June 2013 (see extract on next page)
Target	 The resultant End State of the portfolio after all Tactics have been implemented RSF, Rent, USF, HC (Headcount) are standard properties and not defined here Implementation Start / End Date: the earliest / latest date that is associated with any Tactic 	Business Case ModelRegional analysesConsolidation Fund model
Tactics	 When all tactics are combined, these comprise the Strategic Plan for the Portfolio that is being analyzed and optimized Each individual Tactic is a time bounded action which impacts the performance metrics of the Portfolio Minimum data required include: Tactic date and building impacted by the proposed change Area subject to construction (see Build Out definitions) Change in area to be occupied and subject to recurring rent and operating costs Changes in headcount assigned to each individual location Construction scope and unit costs 	Opportunity Card / Opportunity Description by CPP teams Unit Costs from WIFM v1i / GSA Workplace
Net Improvement	Changes in key metrics of RSF, USF, Rent, USF/HC, and Greenhouse gases	N/A

^{*} Note: The Master Data template includes both an ANNUAL Total and unit costs on a \$/RSF basis; when computation of the Annual rent based on the MDT unit rates is at variance with the ANNUAL Total rent, Business cases use the ANNUAL Total rent and include an "Other" unit rate adjustment in the detailed Operating Cost section of the Business Case Analysis Tool(s).

Opportunity Card Definitions SUMMARY HIGHLIGHTS



Item	Definition		
Opportunity Description	Describe the scope of the opportunity. Explain movement between buildings, expiration dates, etc. This section gives the reader an understanding of what implementing the opportunity entails.		
Potential Benefits: RSF Reduction	The amount of RSF change between the Baseline and Target plans, including the percentage of change in parentheses		
Annual Rent Savings (w/o TI)	Difference between Baseline Annual Rent versus forecasted Target Annual Rent without costs of Build Out amortization included in the Target Annual Rent.		
Total Investment Costs	Sum of all GSA and Agency Costs. Also shown as TIC amount in the OPPORTUNITY INVESTMENT DATA table.		
Total Agency Upfront costs	Sum of Furniture + IT + Move + Other in the OPPORTUNITY INVESTMENT DATA table. (FIT funds are included here and are <i>not</i> included in the annual rent as amortized costs.)		
Total GSA Upfront costs	Sum of Build Out (TI) and Build Out (Core/Shell) from OPPORTUNITY INVSTMENT DATA table.		
Agency Break even	Calculated number of years for the Agency to recoup the Agency Upfront Costs. Also shown in the OPPORTUNITY INVESTMENT DATA table.		
Agency Priority	How this Opportunity is expected to be prioritized by the Agency. Rank by number (X) out of (XX). XX is the number of opportunities in the PR3.		
Ability to Fund (FYXX)	FYXX identifies timing that funds would first be needed. Also include a subjective estimation of GSA's and the Agency's ability to fund – either High, Medium, or Low		
Recommended Next Steps	Short list of time-bounded & assigned accountabilities for priority / major next steps or milestones to achieve the Opportunity benefits. Can change over time and will reflect contemporary situation.		
Opportunity Review Status	Statement of key Stakeholder support of the Opportunity. Valid values: - Approved - In Process - Initiated - Rejected		

^{*} Note: GSA's Business Case Analysis Model and specialized Regional worksheets are typically used to develop these data. Business Case Appendix materials identify Sources.

Opportunity Card Definitions OPPORTUNITY ANALYSIS table



Item	Definition
Baseline	 The data and details necessary to establish the Present State of the real estate portfolio that contains all the property to be impacted by a series of tactics and associated with an Occupancy Plan Data are extracted in a consistent method from the GSA Master Data Template as inputs to the Business case tools (Business Case model, specialized tools, etc.) Minimum data required include: Property description and unique identifier Useable area Housed headcount Control (Owned / Leased; GSA- or Agency-) Control timeframe (Expiration date or Owned) Total Annual rent* For Business Case comparison purposes, ALL CONDITIONS are assumed as CONSTANT for the entire duration of the business case analysis term Business Case tool used to quantify annual costs, areas, and measures for comparison
Target	Forecasted future conditions ("End State") scenario and associated measures. See Baseline definition.
Action	Strategy to be used to implement changes between Baseline and Target scenarios. Possible selections include: - Consolidation - Capital Deployment - Relocation - Market Driven - Right Size in Place - Process / Service Improvement - Cost Avoidance - Sustainability
Start (End) Date	Expected Quarter & Fiscal year timings associated with the Business Case Action. Stated in in the format of "OQ FY00"
Annual Rent (w/TI)	Agency payments to landlords and / or other suppliers for all costs of occupying and / or operating real estate premises. Specifically excludes repayment of capital investments made by other entities. Values are consistent for Business Case purposes. Not for Budgets.
Annual Rent (w/o TI)	Agency payments to landlords and / or other suppliers for all costs of occupying and / or operating real estate premises PLUS repayment of capital investments made by other non-Agency entities. Values are consistent for Business Case purposes. Not for Budgets.

Opportunity Card Definitions OPPORTUNITY ANALYSIS table – ACTION* types



Item	Description
Consolidation	A Consolidation Opportunity brings staff together and results in fewer Agency locations. If the Target location is not presently occupied by the Agency, then the Opportunity is classified as a Relocation.
Relocation	A Relocation Opportunity moves staff from an existing location into another location. If the Target location is presently occupied by the Agency, then the Opportunity is classified as a Consolidation.
Right Size	A Right-size Opportunity reduces space at the Baseline location to achieve the Target end-state. All change is within a Baseline location.
Avoid Expansion	An Avoid Expansion Opportunity illustrates change between a Target end-state that "may" have resulted if all conditions within the property that the Agency presently occupies were replicated to accommodate growth versus the Target end-state. The Baseline condition is modified to forecast what "would" be needed ("Avoided Future State") and then compared to the Target end-state. These Opportunities are typically associated with, but not limited to, accommodating growth within an existing footprint instead of establishing larger or other premises.
Capital Deployment	A Capital Deployment Opportunity will create change within one or more properties that the Agency presently occupies by means of disposition or some special type of financing (e.g., sale, sale-leaseback, special financing).
Market Driven	A Market Driven Opportunity will create change within one or more properties that the Agency presently occupies by conducting negotiations to improve the economics of the occupancy. Examples include lowering rents to match market conditions and lowering rents by extending the term of the occupancy.
Process / Service Improveme	A Process / Service Improvement Opportunity will create change within one or more properties that the Agency presently occupies through adoption of improved processes or acquisition services such as Digital Print management, bulk purchasing contracts, etc.
Sustainability	A Sustainability Opportunity will create change within one or more properties that the Agency presently occupies by improving the operating costs of the occupancy through implementation of projects that are focused on Greenhouse gases, commutation, LEED certifications, recycled materials, etc.

^{*} Opportunities may be comprised of several different Actions. Select the predominant Action.

Opportunity Card Definitions OPPORTUNITY Sub-types



Opportunity Type	Opportunity Sub-Types
Consolidation	Leased to Leased Leased to Owned Owned to Leased Owned to Owned Leased to Combined Owned to Combined
Right-size in place	
Relocation	Exit and Exercise Early Lease Termination Exit and Relocate to Leased Exit and Relocate to Owned
Market Driven	Rent Renegotiation Blend and Extend
Cost Avoidance	
Capital Deployment	Disposal Exchange for Services Public Private Partnership Sale-Leaseback
Sustainability	
Process / Service Improvement	Process (e.g., Print strategy) Contract (e.g., Fleet purchasing)

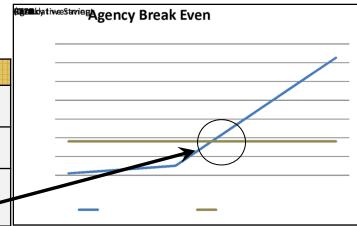
Opportunity Card Definitions OPPORTUNITY ANALYSIS table



Item	Definition		
RSF	Rentable Square Feet that are analyzed in Baseline and Target scenarios.		
USF	Useable Square Feet that are analyzed in Baseline and Target scenarios.		
НС	HEADCOUNT ("HC") assumed to be housed in Baseline and Target scenarios		
All-in UR	Utilization rate for Baseline and Target scenarios. Calculated by dividing Baseline- or Target-USF by the appropriate HC.		
GHG Emissions (Tons)			
Annual TI Payment in Rent	Annual rent paid by Agency to repay GSA for Build Out investments associated with the Opportunity. Appropriate cost of funds and monthly amortization schedule converted to annual amount.		
Cost / (Benefit) and %Improvement	Quantification of change between Baseline and Target scenarios. Cost / (Benefit) in numerical form. %Improvement as a percent and calculated by dividing Cost / (Benefit) by corresponding Baseline value.		
# of years TI is being amortized	Number of years an Agency would repay Build Out as additional Rent. DEFAULT = 5 years.		
Savings Achieved to Date	Periodic tabulation of ACTUAL results across all metrics. See Project Card descriptions.		

AGENCY BREAK EVEN graph

Segment	Definition
Cumulative Savings	Total of Annual Rent savings accumulated over time. Annual Rents include adjustments for TI Amortization.
Agency Investment	Running sum of <i>Total Agency Upfront costs</i> displayed on an annual basis.
Break Even	Point where Cumulative Savings cross the Agency Investment line; representative of the number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs



Opportunity Card Definitions OPPORTUNITY INVESTMENT DATA table



Investment Data Category	Definition and limiting conditions	Reference / Source
Build Out (TI)	 There are 3 potential scopes of work that are eventually intended to be included in this category and are derived from GSA Workplace WIFM tool definitions for consistency: Minimal Refresh Renovate New Build Out In the majority of the CPP business cases, NEW BUILD OUT scope is assumed when projects are in the early stage of development and generally aligns with: Investments required to improve space from a "warm, lit shell" condition and ready the premises for the installation of furnishings and other personal property Investments for ALL construction costs whether paid by the Agency or GSA without reduction for any available Tenant Improvement Allowance provided either by a 3rd party Landlord or a GSA Tier allowance Adjustments for location and escalation over time included DEFAULT Workplace assumption: 80% workstation / 20% office space allocations assumed unless stated otherwise;10% special space included and assumed at Support Space unit costs DEFAULT Unit costs based on a "Typical" project size of approx. 100k square feet, 500 housed headcount with NO desk sharing, standard office @ 120 nsf; standard workstation @ 64 nsf; Interaction level = High as defined in WIFM tool In many business cases, project estimates for Build Out costs have been prepared by Regional / Agency teams; these are considered to be more accurate and are included whenever possible. Comments in the business case analysis tools will identify when these assumptions have been used and summaries will be included in the PR3. 	WIFM / GSA Workplace GSA Project Cost Planning Guide; Dec 2013 as incorporated into WIFM assumptions and planning forecasts and updated for Repair and Alteration scopes in Dec 2013 / GSA Design and Construction and GSA Workplace
Build Out (Core / Shell)	 NOT TYPICAL: For Client Portfolio Planning business cases, it is unlikely that these costs will be attributed to a Client Agency business case and are typically assumed to be out-of-scope for CPP business case purposes (Note: these costs are typically captured in the GSA "Lease vs. Own" analysis processes) Core / Shell costs If included: Investments required to create or otherwise modify building systems or components and establish a "warm, lit shell" condition which is ready for Build Out investments; justification for inclusion in Agency Business Case provided 	 GSA Asset and Portfolio teams The Automated Prospectus System (TAPS) tool Prospectus approval documents / varies

Opportunity Card Definitions OPPORTUNITY INVESTMENT DATA table



Investment Data Category	Definition and limiting conditions	Reference / Source
Furniture	 Costs for NEW furnishings and other personal property installed in space that has been improved in accordance with the Build Out conditions above (Note: variances to NEW standard assumption will identify appropriate scope, assumptions, and estimate source) Furniture and equipment for standard Offices, Workstations, Conference rooms, filing, and standard support areas; other areas as needed and identified Does not include personal property such as, but not limited to, printers, computers, phone switches or other specialized equipment Workplace assumption: 80% workstation / 20% office space allocations assumed unless stated otherwise NO COSTS included for 10% special space in addition to Workplace area assumed unless stated otherwise DEFAULT Unit costs based on a "Typical" project size of approx. 100k square feet, 500 housed headcount with NO desk sharing, standard office @ 120 nsf; standard workstation @ 64 nsf; Interaction level = High as defined in WIFM tool 	WIFM v1i / GSA Portfolio and Workplace teams GSA national furniture purchasing schedule / GSA FAS Standard Office furniture components analysis / GSA Portfolio; December 2013 Business Case Model Consolidation Fund worksheet Specialized Regional analyses
IT	If available and applicable, costs identified for IT that are not included in any other category such as, but not limited to, printers, computers, cell phones, phone switches, data rooms, etc.	AgencyGSAOthers
Move	 Investments for relocating personnel within the local market (limit approx. 15 miles) DEFAULT \$3/USF for each property being exited (unless other assumption identified) Adjustments for location and escalation NOT included or available 	GSA pricing schedules and Rough order of magnitude best practices / GSA Portfolio and Region interviews
Other	Catch all category for all other investments including but not limited to Change management program costs, termination penalties, fees, specialized equipment, etc.	Varies

Opportunity Card Definitions OPPORTUNITY INVESTMENT DATA table



Investment Data Category	Definition and limiting conditions	Reference / Source
Total Investment Costs (TIC)	 Forecasted investment requirements to implement Target Sum of Build Out, Furniture, IT, Move and Other costs 	 Business Case Model Consolidation Fund worksheet Specialized Regional analyses
Agency Upfront Costs	Sum of Furniture + IT + Move + Other in the OPPORTUNITY INVESTMENT DATA table. (FIT funds are included here and are <i>not</i> included in the annual rent as amortized costs.)	GSA Project teams
Agency Break Even	 Number of years that are required to fully recoup, on a simple-payback basis, the Agency Upfront Costs Calculation is dependent on length of time and rent reduction forecast; see special instructions in Appendix 	GSA Pricing guidance and calculation methods; June 2014
Funding Sources	 Identification of expected Budget source for required investments Agency-related Sources are summed in the Agency Upfront Costs field 	GSA project teams GSA and Agency finance staff

Additional notes:

- 1. The investment values displayed in the OPPORTUNITY INVESTMENT DATA table typically represent a Planning / Business Case level of detail and <u>are not cost estimates</u>; accordingly, these investment values are not recommended for use in Budgeting or Project commitments without review of scopes and applicability of cost factors.
- 2. As noted above, other significant investments may be required to create the "warm, lit shell" conditions and are excluded from all Tenant Agency perspectives and forecasts.

Opportunity Project Card Definitions OVERVIEW



FY14 Portfolio Review and Recommendations Reports (PR3s) include templates to identify and track details for PROJECTS that comprise an Opportunity

- The Project Table lists all Projects expected to be accomplished as an Opportunity moves from Baseline to Target state
- Each Project Card tracks details about scopes, costs, benefits, and actual Outcomes
- Opportunity and Project Card fields share definitions

Project Table Template

EXECUTION | OPP NAME Project Name Project Region Description Start Complete Phase Phase | Project Name | Project | Phase |

Project Card Template



Opportunity and Project Card Definitions Agency Break Even calculations



Selecting appropriate method for Break Even Year Calculation:

Use Formula 1 if:

Target Annual Rent w/TI IS LESS THAN The Baseline Annual Rent w/TI (it is possible to break even during the amortization period)

If y ends up being > the # of years amortized, use Formula #2 to determine the Break Even Year.

Use Formula 2 if:

Target Annual Rent w/TI IS GREATER THAN The Baseline Annual Rent w/Tis (break even will exceed the TI amortization period)

Formula 1 (capturing costs during the years with TI):

Break Even Year = Agency Upfront Costs

(Baseline Annual Rent w/TI - Target Annual Rent w/TI)

Formula 2 (capturing costs after TI drops off):

Break Even Year = Annual TI Payment in Rent * # of years TI is amortized + Agency Upfront Costs

(Baseline Rent w/o TI - Target Rent w/o TI)

Opportunity and Project Card Definitions Agency Break Even calculations



Calculate ANNUAL RENT (w/TI)

Step 1: Establish the Opportunity's total Annual Rent w/o TI

For projects in owned space, there is no PBS fee.

For projects in leased space, assume a PBS fee of 7% that is applied to the entire rent.

In some leases, the space may have a non-cancelable OA (not as common). If those instances are known, the PBS fee is 5%.

Step 2: Calculate the Additional Rent (Annual TI amortization) and add it to the Annual Rent w/o TI

Annual TI Payment in Rent calculation in Excel:

=PMT(TI Amortization Rate, Amortization Term in Months, Build Out (TI))*12

Example: Convert \$16,502,881 in TI to additional Annual Rent

Formula: =PMT(0.02835/12, 60, 16502881)*12

VARIABLES:

TI Amortization Rate - for any project in federal space or funded by the Consolidation Fund (owned or leased), assume an amortization rate of 2.835%. For any other leased project (i.e. TI funded by the lessor), assume an amortization rate of 5.835%.

Amortization Term in Months - Default repayment term is 5 years or 60 months (unless otherwise specified)

Build Out (TI) - The total TI cost to be amortized (unless otherwise specified)

Notes:

- The Annual TI Payment in Rent will come out of the calculation as a negative number. Make it a positive number and round to the nearest whole dollar
- Consult the Pricing Team and Program Team if there are any tenant requested shell improvements or mid-occupancy / post-initial occupancy requests for TI. In consultation with Pricing, the Program Team will provide guidance on how to show these costs in Build Out (TI) section.

Opportunity and Project Card Definitions Agency Break Even calculation derivations



EXAMPLE calculations derivations

Formula 1 (capturing costs during the years with TI):

Break Even Year =

Agency Upfront Costs

(Baseline Annual Rent w/TI - Target Annual Rent w/TI)

y = Break Even Year

Old Cost = Baseline Annual Rent w/TI * y

New Cost = Target Annual Rent w/TI * y + Upfront Tenant Costs

Break Even happens when Old Cost = New Cost

Therefore, set Old and New Costs equal to each other:

Baseline Annual Rent w/ TI * y = Target Annual Rent w/ TI * y + Upfront Tenant Costs

Rearranging:

Baseline Annual Rent w/ TI * y - Target Annual Rent w/ TI * y = Upfront Tenant Costs

Solving for y:

y = <u>Upfront Tenant Costs</u>

(Baseline Annual Rent w/TI – Target Annual Rent w/TI)

Formula 2 (capturing costs after TI drops off):

Break Even Year =

Annual TI Payment in Rent * # of years TI is amortized + Agency Upfront Costs

(Baseline Rent w/o TI – Target Rent w/o TI)

y= Break Even Year

Old Cost = Baseline Rent w/o TI * v

New Cost = Target Rent w/o TI * y + Annual TI amount * # of years amortized + Upfront Tenant Costs

Break Even happens when Old Cost = New Cost

Therefore, set Old and New Costs equal to each other:

Baseline Rent w/o TI * y = Target Rent w/o TI * y + Annual TI amount * # of years amortized + Upfront Tenant Costs

Rearranging:

Baseline Rent w/o TI * y - Target Rent w/o TI * y= Annual TI amount * # of years amortized + Upfront Tenant Costs

Solving for y:

y = Annual TI amount * # of years amortized + Upfront Tenant Costs

(Baseline Rent w/o TI – Target Rent w/o TI)

Opportunity and Project Card Definitions Agency Break Even misc.



Other Definitions and Limiting Conditions

Savings Achieved to Date

This is the sum of the Outcome Report Savings from any projects that have completed Outcome Reports.

Build Out (TI)

Enter the Total TI for the Opportunity

Build Out (Core and Shell) WILL NOT be included in the Annual Rent w/TI field

Build Out (Shell)

Enter the shell costs for the Opportunity

Assume GSA will be paying the upfront costs for any project in federal space or funded by the Consolidation Fund Note: Consult the Pricing Team and Program Team if there are any tenant requested shell improvements or mid-occupancy / post-initial occupancy requests for TI. In consultation with Pricing, the Program Team will provide guidance on how to include and display these costs in Build Out (TI) fields.

Furniture and IT

Do NOT include amortization of these investments as additional Annual Rent

Assume no fees or interest rates unless otherwise specified. Consult with the Program Team re: any current fees if TW/FIT is being used.





Portfolio Data



Real Estate Portfolio Overview

Data as of 2Q FY14

Total RSF Owned RSF	11,206,362 7,369,641
Leased RSF	3,836,720
Total Annual Rent	\$ 297,951,537

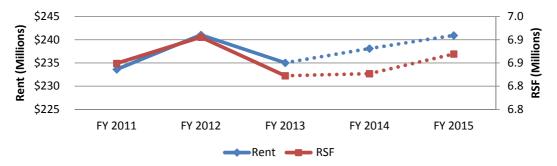
Owned Rent \$ 172,773,047 Leased Rent \$ 125,178,489

Top 5 Markets

Washington-Arlington-Alexandria, DC-VA-MD-WV
Chicago-Naperville-Elgin, IL-IN-WI
Denver-Aurora-Lakewood, CO
Boston-Cambridge-Newton, MA-NH
Atlanta-Sandy Springs-Roswell, GA

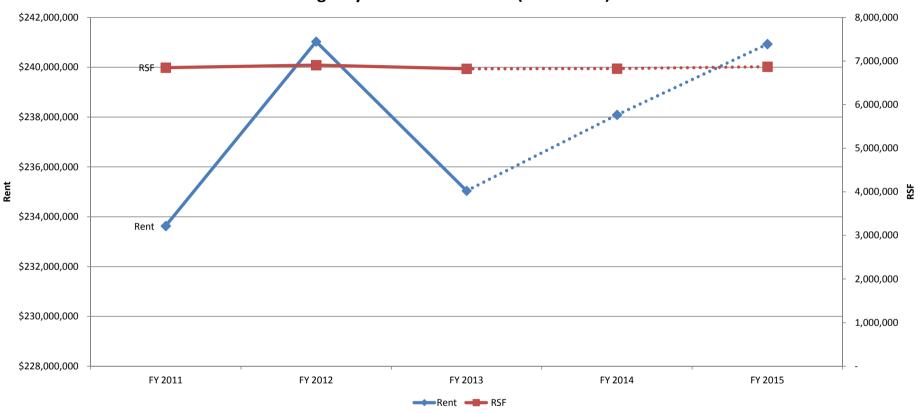
Number of Occupancy Agreements 310

Agency Rent & RSF Trends (FY11-FY15)





Agency Rent & RSF Trends (FY11-FY15)



	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Rent	\$ 233,631,601	\$ 241,030,053	\$ 235,042,422	\$ 238,090,202	\$ 240,931,052
Leased	\$ 111,968,640	\$ 112,162,385	\$ 107,631,019	\$ 108,748,507	\$ 110,550,733
Owned	\$ 121,662,961	\$ 128,867,669	\$ 127,411,404	\$ 129,341,694	\$ 130,380,319
RSF	6,849,050	6,905,493	6,822,513	6,826,982	6,869,342
Leased	3,685,713	3,724,175	3,645,280	3,648,331	3,690,691
Owned	3,163,337	3,181,317	3,177,232	3,178,651	3,178,651

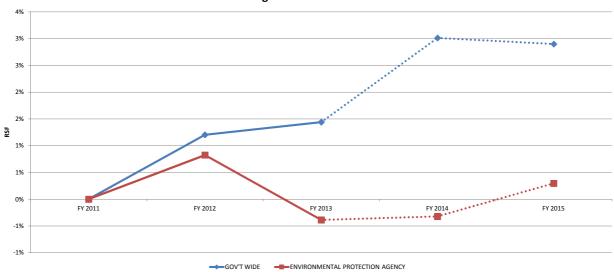
Source: FY15 Rent Estimate



Data as of March 2014 Page 2 of 25

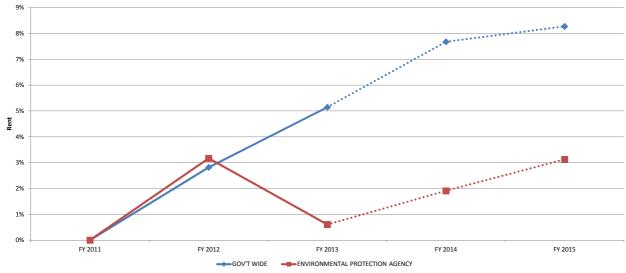


RSF Changes Over FY 2011 Baseline



RSF	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Government-Wide	RSF Increase Over FY11 Baseline				
Leased	0%	2%	2%	3%	3%
Owned	0%	0%	1%	3%	3%
GOV'T WIDE	0%	1%	1%	3%	3%
Agency RSF Increase/Decrease Over FY11 Baseline					
Leased	0%	1%	-1%	-1%	0%
Owned	0%	1%	0%	0%	0%
ENVIRONMENTAL	0%	1%	0%	0%	0%

Rent Changes Over FY 2011 Baseline



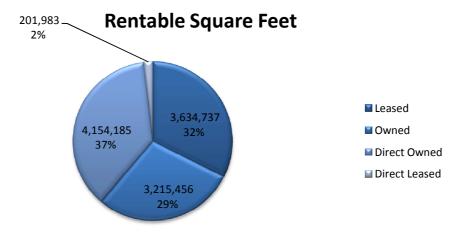
Rent	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Government-Wide	RSF Increase Over FY11 Baseline				
Leased	0%	3%	5%	6%	7%
Owned	0%	2%	5%	10%	10%
GOV'T WIDE	0%	3%	5%	8%	8%
Agency RSF Increa	ase/Decrease Over FY11 Baseline				
Leased	0%	0%	-4%	-3%	-1%
Owned	0%	6%	5%	6%	7%
ENVIRONMENTAL	0%	3%	1%	2%	3%

Source: FY14 Rent Estimate



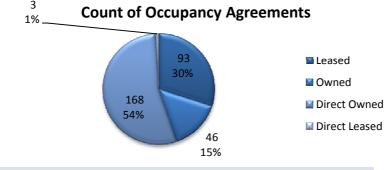
ENVIRONMENTAL PROTECTION AGENCYOwned vs. Leased Breakdown





Agency Name ENVIRONMENTAL PROTECTION AGENCY Bureau Name (All)

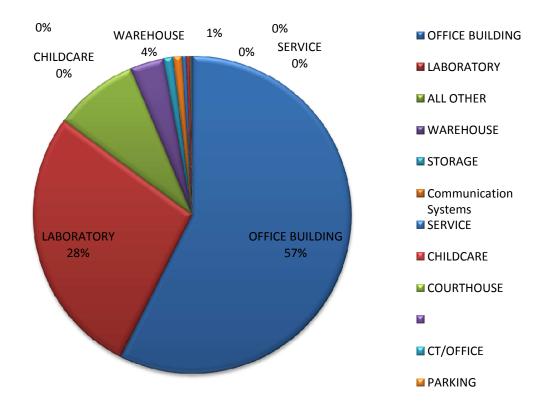
	Assigned RSF S	Sum of Annual F
Leased	3,634,737	111,667,462
Owned	3,215,456	129,330,577
Direct Owned	4,154,185	43,442,471
Direct Leased	201,983	13,511,027
Grand Total	11,206,362	297,951,537



Agency Name ENVIRONMENTAL PROTECTION AGENCY Bureau Name (All)

	Count of OA's	Annual Rent
Leased	93	111,667,462
Owned	46	129,330,577
Direct Owned	168	43,442,471
Direct Leased	3	13,511,027
Grand Total	310	297,951,537

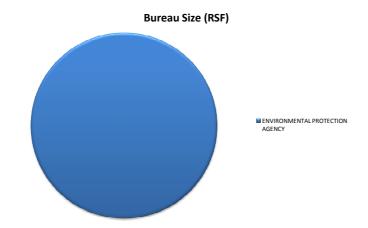


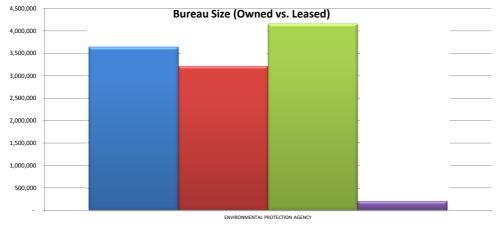


Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(All)

Space Type	Sum of Assigned RSF		Count of OA's
OFFICE BUILDING		6,435,204	130
LABORATORY		3,100,146	50
ALL OTHER		961,550	23
WAREHOUSE		385,527	52
STORAGE		109,601	17
Communication Systems		100,922	1
SERVICE		48,206	16
CHILDCARE		38,564	3
COURTHOUSE		9,701	6
		8,896	1
CT/OFFICE		8,045	7
PARKING		-	4
Grand Total		11,206,362	310





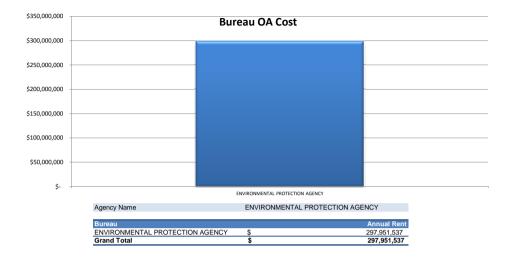


■ Leased ■ Owned ■ Direct Owned ■ Direct Leased

Agency Name ENVIRONMENTAL PROTECTION AGENCY

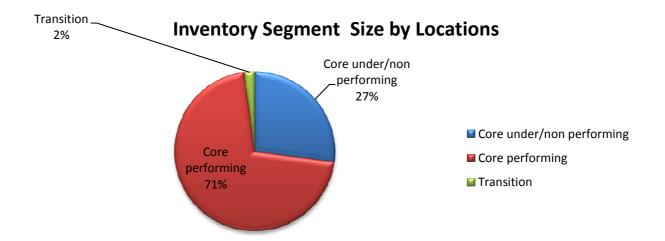
Bureau	Leased	Owned	Direct Owned	Direct Leased	Grand Total
ENVIRONMENTAL PROTECTION AGENCY	3,634,737	3,215,456	4,154,185	201,983	11,206,362
Grand Total	3,634,737	3,215,456	4,154,185	201,983	11,206,362





Inventory Segment Size

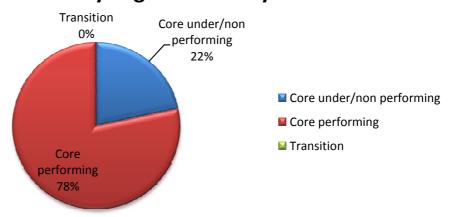




Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(All)

	Number of OA's
Core under/non performing	13
Core performing	34
Transition	1
Grand Total	48

Inventory Segment Size by RSF



Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(All)

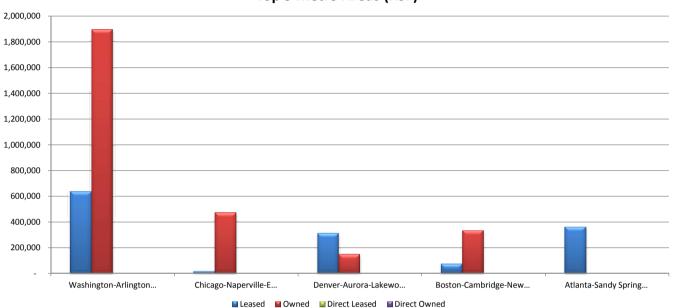
	Assigned RSF
Core under/non performing	770,634
Core performing	2,788,189
Transition	907
Grand Total	3,559,730



Metro Area Breakdown







Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(AII)

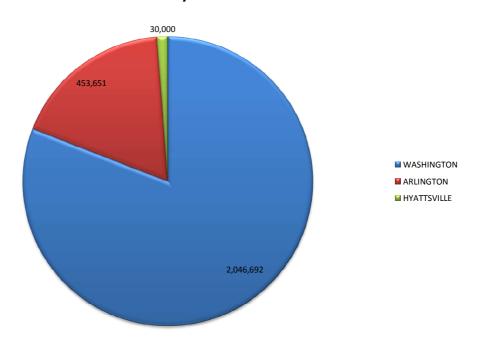
Sum of Assigned RSF			
Metropolitan Area	Leased	Owned	Grand Tota
1 Washington-Arlington-Alexandria, DC-VA-MD-WV	637,053	1,893,290	2,530,343
2 Chicago-Naperville-Elgin, IL-IN-WI	15,922	468,857	484,779
3 Denver-Aurora-Lakewood, CO	311,045	148,893	459,938
4 Boston-Cambridge-Newton, MA-NH	73,450	331,203	404,653
5 Atlanta-Sandy Springs-Roswell, GA	359,393		359,393
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	324,207		324,207
New York-Newark-Jersey City, NY-NJ-PA		313,491	313,491
Dallas-Fort Worth-Arlington, TX	281,626	2,188	283,814
San Francisco-Oakland-Hayward, CA	281,296		281,296
Seattle-Tacoma-Bellevue, WA	190,677	7,302	197,979
Houston-The Woodlands-Sugar Land, TX	41,126	4,632	45,758
Los Angeles-Long Beach-Anaheim, CA	30,152		30,152
Baltimore-Columbia-Towson, MD	22,524		22,524
St. Louis, MO-IL	4,025	4,212	8,237
Miami-Fort Lauderdale-West Palm Beach, FL	3,011	3,089	6,100
San Diego-Carlsbad, CA	4,576		4,576
Urban Honolulu, HI		3,886	3,886
Phoenix-Mesa-Scottsdale, AZ		2,320	2,320
Buffalo-Cheektowaga-Niagara Falls, NY	984		984
Grand Total	2,581,067	3,183,365	5,764,432



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RSF by Submarket



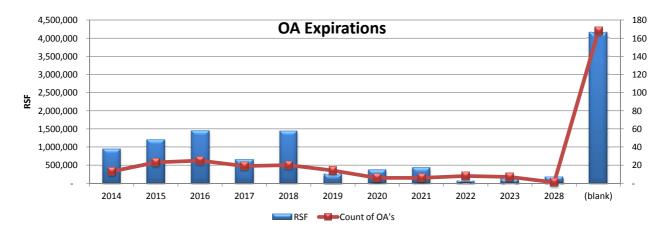
Agency Name Bureau Name **ENVIRONMENTAL PROTECTION AGENCY**

Owned/Leased

Market Washington-Arlington-Alexandria, DC-VA-MD-WV <--Select Metro Area Here

Submarket	RSF	Count of OA's	Annual Rent
WASHINGTON	2,046,692	10	84,711,882
ARLINGTON	453,651	2	19,227,808
HYATTSVILLE	30,000	1	436,497
Grand Total	2,530,343	13	104,376,188





Agency Name Bureau Name	ENVIRONMENTAL PROTECTION AGENCY (All)
Market	(All)
City	(All)
Owned/Leased	(Multiple Items)

Fiscal Year of Expiration	RSF	Count of OA's
2014	947,909	13
2015	1,195,756	23
2016	1,444,434	25
2017	655,917	19
2018	1,431,327	20
2019	239,987	14
2020	364,359	6
2021	434,271	6
2022	62,547	8
2023	106,083	7
2028	169,585	1
(blank)	4,154,185	168
Grand Total	11,206,362	310



Data as of 2Q FY14 Page 11 of 25

OA Expirations List



ENVIRONMENTAL PROTECTION AGENCY

Agency Name ENVIRONMENT
OA Expiration FY (Multiple Items)
Bureau Name (All) <- Select Fiscal Year <- Select Bureau Market (All) <- Select Metro Area

*Table shows a max of 50 OA's per FY

*Table shows a max	of 50 OA's per FY			
O A Nivershau	Duilding Name	City	DOE	Annual Dant
OA Number	Building Name	City	RSF	Annual Rent
ADC00459	EPA EAST	WASHINGTON	434,737	16,476,548
AIL01190	METCALFE BUILDING	CHICAGO	410,320	13,358,762
ADC00360	EPA WEST	WASHINGTON	359,744	13,702,795
AGA00560	SAM NUNN ATLANTA FED. CTR.	ATLANTA	344,273	7,451,273
AVA02366	ONE POTOMAC YARD	ARLINGTON	312,460	12,852,706
APA00911	1650 ARCH STREET	PHILADELPHIA	307,847	6,567,356
ADC00177	REAGAN BLDG FOB	WASHINGTON	283,867	15,755,857
ATX00979	1ST INTERSTATE BNK T	DALLAS	259,432	4,887,043
ACO04164	EPA BUILDING	DENVER	248,849	9,008,934
ACA00718	THE HAWTHORNE CENTER	SAN FRANCISCO	226,890	11,558,816
AWA04820	PARK PLACE BLDG	SEATTLE	170,404	6,805,227
NCRTP011001	Human Studies Facility	CHAPEL HILL	155,633	10,618,312
AVA02367	TWO POTOMAC YARD	ARLINGTON	141,191	6,375,102
ACO01179	DFC BLDG 25	LAKEWOOD	136,129	2,260,292
ADC00365	CONNECTING WING	WASHINGTON	91,271	3,574,167
ANV00067	944 E. HARMON AVE	LAS VEGAS	72,778	2,030,050
ANC00004	GOVERNMENT BUILDING	DURHAM	66,700	1,826,225
AMI01434	TRAVERWOOD BUS PARK	ANN ARBOR	66,652	2,827,838
AIL03494	FEDERAL BUILDING	CHICAGO	58,537	1,302,257
AGA01586	GOVERNMENT BUILDING	ATHENS	57,760	884,240
ATX07244	10625 FALLSTONE RD	HOUSTON	41,126	2,077,458
ACO00832	16194 W 45TH DR	GOLDEN	39,215	1,621,778
ADC00359	REAGAN BLDG TRADE CT	WASHINGTON	37,542	2,005,144
ANV00075	LA PLAZA BUILDING A	LAS VEGAS	31,267	963,413
AMD04342	ARDWICK INDUSTRIAL PLAZA	HYATTSVILLE	30,000	436,497
AOH05800	4411 MONTGOMERY ROAD	NORWOOD	28,883	678,740
ANV02671	LA PLAZA BUSINESS COMPLEX	LAS VEGAS	27,900	1,052,727
AKY02074	OLYMPIC BLVD CENTER	ERLANGER	24,416	367,260
ADC07269	3025 V STREET NE	WASHINGTON	17,501	217,816
AWV01737	METHODIST	WHEELING	15,945	305,407
AGA02363	2999 PACIFIC DR BLDG	NORCROSS	15,120	195,164
ANV00097	LA PLAZA BUSINESS CENTER	LAS VEGAS	13,600	369,714
AAK03730	FEDERAL BLDG, USCT	ANCHORAGE	12,518	437,591
ACO06089	DENVER CENTRAL BUSINESS PARK	DENVER	12,181	126,376
AGA03936	PAUL MARTIN BLDG	BOGART	12,000	146,201
ANV02679	BLDG 16B SPECTRUM	LAS VEGAS	11,000	97,984
ANV01524	LA PLAZA BUSINESS COMPLEX	LAS VEGAS	10,414	305,429
AWA04849	SEA KING INDUSTRIAL PARK	SEATTLE	8,432	144,544
ANV02678	LA PLAZA BUSINESS CENTER	LAS VEGAS	7,958	253,408
AOH04235	CENTER HILL BUSINESS PARK	CINCINNATI	7,920	76,889
ANV00153	LA PLAZA BUILDING A	LAS VEGAS	7,844	237,910
AOR03100	FOX TOWER	PORTLAND	7,780	272,825
APA01479	CHELSEA BUSINESS PARK	BOOTHWYN	7,360	131,424
AWA06036	FED CTR SO OFFICE	SEATTLE	7,302	28,598
AGA03937	PERRY LANE PLACE	BRUNSWICK	4,800	90,625
ACA10543	610 ASH ST	SAN DIEGO	4,576	156,761
AMA00624	222 WEST CUMMINGS PARK	WOBURN	4,500	71,515
AMO00056	ROBT A YOUNG FED BLD	SAINT LOUIS	4,212	55,918
ACO01170	WHSE BLDG 94	LAKEWOOD	4,126	30,988
AMO04421	212 LITTLE BUSSEN	FENTON	4,025	95,843
Grand Total			4,666,938	163,175,747







Agency Name ENVIRONMENTAL PROTECTION AGENCY
Bureau Name (All)
Market (All)
City (All)
Owned/Leased (Multiple Items)

Fiscal Year of Expiration	RSF	Number of OA's
Available Now	771,134	27
2014	231,643	10
2015	796,302	18
2016	522,831	9
2017	348,718	6
2018	179,438	10
2019	50,916	2
2020	79,750	2
2022	47,431	4
2023	428,093	3
Grand Total	3,456,256	91





Agency Name	ENVIRONMENTAL PROTECTION AGENCY
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Bureau Name	(All)
Duicau Naille	(All)
Market	(All)
Market	(All)
0''	(A II)
City	(All)
Oity	(/ (11)

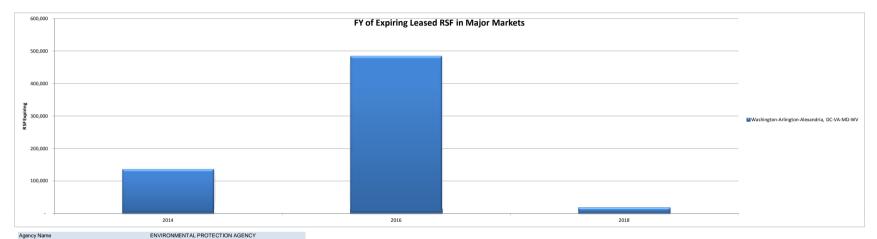
Fiscal Year of Expiration	RSF	Number of OA's
2014	256,802	10
2015	802,521	14
2016	542,599	13
2017	628,683	11
2018	533,819	13
2019	224,684	8
2020	36,722	5
2021	120,780	5
2022	61,640	7
2023	449,989	7
2026	-	1
2028	169,585	1
Grand Total	3,827,824	95



ENVIRONMENTAL PROTECTION AGENCY (All) (All)

RSF		Lease Expiration FY			
Building Name	City	2015	2016	2017 G	rand Total
ONE POTOMAC YARD	ARLINGTON		312,460		312,460
1ST INTERSTATE BNK T	DALLAS			259,432	259,432
EPA BUILDING	DENVER			248,849	248,849
THE HAWTHORNE CENTER	SAN FRANCISCO	226,890			226,890
PARK PLACE BLDG	SEATTLE	170,404			170,404
Human Studies Facility	CHAPEL HILL	155,633			155,633
TWO POTOMAC YARD	ARLINGTON		141,191		141,191
GOVERNMENT BUILDING	DURHAM	66,700			66,700
	ATHENS			57,760	57,760
944 E. HARMON AVE	LAS VEGAS	72,778			72,778
10625 FALLSTONE RD	HOUSTON	41,126			41,126
LA PLAZA BUILDING A	LAS VEGAS	39.111			39.111
LA PLAZA BUSINESS COMPLEX	LAS VEGAS	711	10,414	27,900	39,025
ARDWICK INDUSTRIAL PLAZA	HYATTSVILLE		30.000		30.000
LA PLAZA BUSINESS CENTER	LAS VEGAS	13,600		7.958	21.558
2999 PACIFIC DR BLDG	NORCROSS		15.120		15.120
DENVER CENTRAL BUSINESS PARK	DENVER		12,181		12,181
BLDG 16B SPECTRUM	LAS VEGAS	11.000			11.000
SEA KING INDUSTRIAL PARK	SEATTLE			8,432	8,432
CENTER HILL BUSINESS PARK	CINCINNATI			7.920	7.920
CHELSEA BUSINESS PARK	BOOTHWYN		7,360		7,360
510 ASH ST	SAN DIEGO			4.576	4.576
222 WEST CUMMINGS PARK	WOBURN		4,500		4,500
212 LITTLE BUSSEN	FENTON			4,025	4,025
PARKROSE BUSINESS CENTER	PORTLAND		3,940		3,940
BRADLEY LANDING	RICHLAND	3,343			3,343
AIRPORT EXECUTIVE C	TAMPA		2.201		2.201
PIONEER BUILDING	EL PASO		1.955		1.955
CEDAR RIDGE	KNOXVILLE			1.831	1.831
THE TUNICK BUILDING	CHARLOTTE AMALIE		1,277		1,277
186 EXCHANGE STREET	BUFFALO	984			984
GOVERNMENT CENTER	TRAVERSE CITY	241			241
ONE CONGRESS STREET	BOSTON			-	
Grand Total		802.521	542.599	628,683	1.973.803





Bureau Name		(All)		
Note: Page displays a maximi				
RSF		Market		
	Lease Expiration FY	Washington-Arlington-Alexandria, DC-VA-MD-WV		Grand Total
	2014		135,901	135,901
	2016		483,651	483,651
	2018		17,501	17,501
Grand Total			637,053	637,053



Data as of March 2014 Page 16 of 25





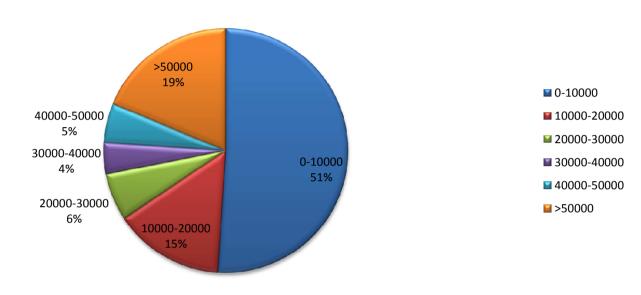
Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(All)
Market	(All)
Termination Right Indicator	(All)

FY of Termination Rights	RSF	Number of OA's
Available Now	771,134	27
2014	231,643	10
2015	796,302	18
2016	522,831	9
2017	348,718	6
2018	179,438	10
2019	50,916	2
2020	79,750	2
2022	47,431	4
2023	428,093	3
Grand Total	3,456,256	91

Size of Expiring Leases



Size of Expiring Leases



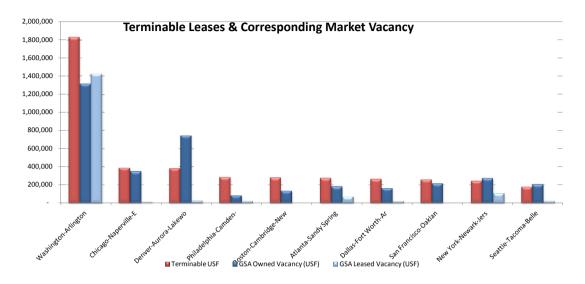
Agency Name ENVIRONMENTAL PROTECTION AGENCY
Bureau Name (All)
Market (All)
City (All)
Owned/Leased (Multiple Items)
Lease Termination FY (All)

RSF	Count of OA Number	Sum of Assigned RSF
0-10000	49	186,546
10000-20000	14	184,923
20000-30000	6	148,308
30000-40000	4	139,383
40000-50000	5	224,177
>50000	18	2,953,383
Grand Total	96	3,836,720



Data as of 2Q FY14 Page 18 of 25





Top 10 Markets	Terminable USF	GSA Owned Vacancy (USF)	GSA Leased Vacancy (USF)
Washington-Arlington	1,830,140	1,314,083	1,423,905
Chicago-Naperville-E	385,098	347,303	12,206
Denver-Aurora-Lakewo	379,630	743,365	23,789
Philadelphia-Camden-	283,096	81,327	20,236
Boston-Cambridge-New	279,614	132,621	1,093
Atlanta-Sandy Spring	273,715	181,530	67,788
Dallas-Fort Worth-Ar	262,972	164,353	18,892
San Francisco-Oaklan	257,304	212,362	2,604
New York-Newark-Jers	243,057	272,269	106,202
Seattle-Tacoma-Belle	178,637	203,713	20,745

Agency Name	ENVIRONMENTAL PROTECTION AGENCY
Bureau Name	(All)
Lease Termination FY	(All)

	Sum of Assigned USF	GSA Owned Vacancy (USF)	GSA Leased Vacancy (USF)
Washington-Arlington-Alexandria, DC-VA-MD-WV	1,830,140	1,314,083	1,423,905
Chicago-Naperville-Elgin, IL-IN-WI	385,098	347,303	12,206
Denver-Aurora-Lakewood, CO	379,630	743,365	23,789
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	283,096	81,327	20,236
Boston-Cambridge-Newton, MA-NH	279,614	132,621	1,093
Atlanta-Sandy Springs-Roswell, GA	273,715	181,530	67,788
Dallas-Fort Worth-Arlington, TX	262,972	164,353	18,892
San Francisco-Oakland-Hayward, CA	257,304	212,362	2,604
New York-Newark-Jersey City, NY-NJ-PA	243,057	272,269	106,202
Seattle-Tacoma-Bellevue, WA	178,637	203,713	20,745
Houston-The Woodlands-Sugar Land, TX	38,778		
Los Angeles-Long Beach-Anaheim, CA	27,313		
Baltimore-Columbia-Towson, MD	19,586		
St. Louis, MO-IL	7,390		
Miami-Fort Lauderdale-West Palm Beach, FL	5,291		
San Diego-Carlsbad, CA	3,973		
Urban Honolulu, HI	3,015		
Phoenix-Mesa-Scottsdale, AZ	1,622		
Buffalo-Cheektowaga-Niagara Falls, NY	941		
Grand Total	4,481,174	_	



Large Vacancies



Agency Occupied Buildings with Large Amounts of Vacant Space

							Market F	Presence
Location			Owned vs. Leased			Agency Space within	# of Agency Leases in	Agency's Leased RSF in
Code	Building Name	Market	(O/L)	Building Size (RSF)	Building Vacancy (USF)	building	that Market	that Market
WA0953	FED CTR SO OFFICE	Seattle-Tacoma-Bellevue, WA	Owned	413,215	154,947	7,302	3	197,979
GA1007	SAM NUNN ATLANTA FED. CTR.	Atlanta-Sandy Springs-Roswell, GA	Leased	1,590,208	67,788	344,273	2	359,393
HI0011	PRINCE J. KUHIO FOB & CTHS	Urban Honolulu, HI	Owned	696,878	60,575	3,886	1	3,886
IL0054	FEDERAL BUILDING	Chicago-Naperville-Elgin, IL-IN-WI	Owned	577,223	60,572	58,537	6	484,779
MA0013	JOHN W. MCCORMACK BUILDING	Boston-Cambridge-Newton, MA-NH	Owned	597,379	46,468	331,203	4	404,653
MO0106	ROBT A YOUNG FED BLD	St. Louis, MO-IL	Owned	904,266	36,125	4,212	3	8,237
TX0164	HIPOLITO F. GARCIA FOB/US CTI	San Antonio-New Braunfels, TX	Owned	217,786	34,712	470	1	470
TX0284	E CABELL FOB/USPO/CTHS	Dallas-Fort Worth-Arlington, TX	Owned	898,399	31,156	2,188	3	283,814
UT0032	WALLACE F BENNETT FB	Salt Lake City, UT	Owned	328,813	28,593	2,225	1	2,225
DC0522	EPA WEST	Washington-Arlington-Alexandria, DC-V	Owned	413,494	27,787	359,744	12	2,530,343
MN0015	G W HEANEY F.B. & US COURTH	Duluth, MN-WI	Owned	124,756	24,302	347	3	125,844
IL0303	METCALFE BUILDING	Chicago-Naperville-Elgin, IL-IN-WI	Owned	710,656	21,467	410,320	6	484,779
NC0111	TERRY SANFORD FEDERAL BLD		Owned	334,765	21,095	195	1	195
NY0350	TED WEISS FEDERAL BUILDING	New York-Newark-Jersey City, NY-NJ-F	P.Owned	768,759	19,270	313,491	1	313,491
CA0306	ROBERT T MATSUI US COURTHO	SacramentoRosevilleArden-Arcade,	(Owned	555,602	17,454	2,454	1	2,454
OH1955	STEINMART PLAZA	Cleveland-Elyria, OH	Leased	33,810	14,445	17,198	2	20,195
KY0086	ROMANO MAZZOLI FB	Louisville/Jefferson County, KY-IN	Owned	418,860	13,790	2,856	1	2,856
NE0531	ROBERT DENNEY FB&CT	Lincoln, NE	Owned	376,156	12,707	568	1	568
TX1922	1ST INTERSTATE BNK T	Dallas-Fort Worth-Arlington, TX	Leased	272,647	12,181	259,432	3	283,814
IA0112	NEAL SMITH FEDERAL BUILDING	Des Moines-West Des Moines, IA	Owned	358,953	10,272	1,216	1	1,216



Data as of March 2014 Page 20 of 25

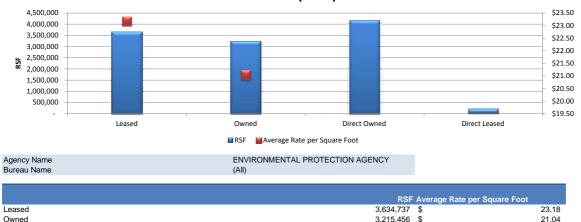
Direct Owned

Direct Leased



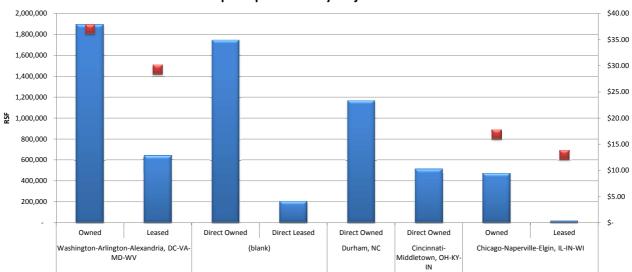
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Nationwide Rates per Square Foot



Rates per Square Foot by Major Metro Area

4,154,185



■Average of Rate per Square Foot

Agency Name ENVIRONMENTAL PROTECTION AGENCY
Bureau Name (All)

Metro Area	RSF Average of Rate per Square Foot				
Washington-Arlington-Alexandria, DC-VA-MD-WV	2,530,343	\$	33.45		
Owned	1,893,290	\$	37.00		
Leased	637,053	\$	29.31		
(blank)	1,948,628				
Direct Owned	1,746,645				
Direct Leased	201,983				
Durham, NC	1,167,758				
Direct Owned	1,167,758				
Cincinnati-Middletown, OH-KY-IN	511,613				
Direct Owned	511,613				
Chicago-Naperville-Elgin, IL-IN-WI	484,779	\$	14.91		
Owned	468,857	\$	16.89		
Leased	15,922	\$	12.94		
Grand Total	6,643,121	\$	27.60		



Rent Gap Analysis



ENVIRONMENTAL PROTECTION AGENCY Agency Name Bureau Name

LNV02188

2015

(Multiple Items) Owned/Leased FRPC Property Type Submarket Rate per SF (Multiple Items) (Multiple Items)

ANV02721

Grand Total

*Excludes OA's < 10% above market							
					Approx. Submarket		Potential Annual Rent
OA Number	Lease ID	Earliest Termination FY (Beg	i Building Name	GSA Rate	Rate	Rent Gap %	Savings
ATX07244	LTX16761	2015	10625 FALLSTONE RD	\$47.93	\$19.00	60.36% \$	1,189,644
ANV00075	LNV99103	2015	LA PLAZA BUILDING A	\$28.74	\$20.27	29.48% \$	264,966
ANV01524	LNV01804	2016	LA PLAZA BUSINESS COMPLEX	\$27.41	\$19.67	28.24% \$	80,604
ATX04450	LTX16233	2014	ADDISON.COM CENTER	\$24.40	\$20.84	14.60% \$	79,093
ANV02678	LNV02004	2015	LA PLAZA BUSINESS CENTER	\$29.76	\$20.27	31.89% \$	75,521
ANV00097	LNV01179	2015	LA PLAZA BUSINESS CENTER	\$25.35	\$20.27	20.04% \$	69,078
ANV00153	LNV99103	2015	LA PLAZA BUILDING A	\$28.31	\$20.27	28.40% \$	63,063
AFL04445	LFL47869	Available Now	400 BUILDING	\$24.51	\$18.05	26.37% \$	19,465

LA PLAZA BUSINESS COMPLEX

\$28.55

\$264.97

\$19.67

\$178.31



Data as of March 2014 Page 22 of 25

Note: Submarket rates are approximations based on a building's location. Rates do not account for the condition of an asset, building class (A, B, or C), or unique

circumstances.

31.10% \$

270.48% \$

6,314

1,847,749